

LIST OF FIGURES

Figure #	Figure Title	Page #
CHAPTER 1	DOUGLAS COUNTY PERSPECTIVE	
CHAPTER 2	FRAMEWORK OF THE MASTER PLAN	
Figure 2.1	Master Plan Life Cycle	2-3
CHAPTER 3	DOUGLAS COUNTY PROFILE	
CHAPTER 4	TRIBAL LANDS ELEMENT	
CHAPTER 5	CONSERVATION ELEMENT	
Figure 5.1	Geologic Conditions of Douglas County Communities	5-2
Figure 5.2	Sierra Planning Area (Geologic Features)	5-4
Figure 5.3	Carson Valley Planning Area (Geologic Features)	5-5
Figure 5.4	Pinenut Planning Area (Geologic Features).....	5-6
Figure 5.5	Topaz Planning Area (Geologic Features).....	5-7
Figure 5.6	Areas dominated by Soils on Flood Plains and Low Stream Terraces	5-8
Figure 5.7	Areas Dominated by Well Drained Soils on Alluvial Fans and Terraces.....	5-9
Figure 5.8	Areas Dominated by Well Drained Soils on Foothills and High Terraces	5-9
Figure 5.9	Areas Dominated by Well Drained Soils on Mountains and Uplands	5-10
Figure 5.10	Sierra Planning Area (Soils).....	5-11
Figure 5.11	Carson Valley Planning Area (Soils).....	5-12
Figure 5.12	Pinenut Planning Area (Soils)	5-13
Figure 5.13	Topaz Planning Area (Soils)	5-14
Figure 5.14	Generalized Slope Characteristics	5-16
Figure 5.15	Sierra Planning Area (Slope).....	5-17
Figure 5.16	Carson Valley Planning Area (Slope).....	5-18
Figure 5.17	Pinenut Planning Area (Slope)	5-19
Figure 5.18	Topaz Planning Area (Slope)	5-20
Figure 5.19	Sierra Planning Area (Flood Plain).....	5-24
Figure 5.20	Carson Valley Planning Area (Flood Plain).....	5-25
Figure 5.21	Pinenut Planning Area (Flood Plain)	5-26
Figure 5.22	Topaz Planning Area (Flood Plain)	5-27
Figure 5.23	Hydrology.....	5-32
Figure 5.24	Carson Valley – Drainage Map	5-35
Figure 5.25	Watershed High Priority	5-36
Figure 5.26	Watershed Medium Priority	5-36
Figure 5.27	Watershed Low Priority	5-37
Figure 5.28	Treated Effluent – Carson Valley	5-46
Figure 5.29	Carson Valley Planning Area (Alpine Decree Lands).....	5-52

Figure 5.30	Nevada Federal Ambient Air Quality Standards.....	5-54
Figure 5.31	Sierra Planning Area (Mule Deer Migration).....	5-58
Figure 5.32	Carson Valley Planning Area (Mule Deer Migration).....	5-59
Figure 5.33	Pinenut Planning Area (Mule Deer Migration).....	5-60
Figure 5.34	Topaz Planning Area (Mule Deer Migration).....	5-61
Figure 5.35	Sierra Planning Area (Fire Fuels).....	5-62
Figure 5.36	Carson Valley Planning Area (Fire Fuels).....	5-63
Figure 5.37	Pinenut Planning Area (Fire Fuels).....	5-64
Figure 5.38	Topaz Planning Area (Fire Fuels).....	5-65
Figure 5.39	Sierra Planning Area (Non-Flammable Roofing Materials).....	5-66
Figure 5.40	Carson Valley Planning Area (Non-Flammable Roofing Materials).....	5-67
Figure 5.41	Pinenut Planning Area (Non-Flammable Roofing Materials).....	5-68
Figure 5.42	Topaz Planning Area (Non-Flammable Roofing Materials).....	5-69
Figure 5.43	Characteristics of Carson Valley Geothermal Waters.....	5-71

CHAPTER 6 GROWTH MANAGEMENT ELEMENT

Figure 6.1	The Sustainability Equation.....	6-1
Figure 6.2	Actual and Projected Rate of Population Growth.....	6-2
Figure 6.3	Projected Douglas County Population (2005-2030).....	6-3
Figure 6.4	Transfer Development Rights Sending Area.....	6-10
Figure 6.5	Future Development & Receiving Area.....	6-11
Figure 6.6	Developed/Approved Tentative Map/Approved Specific Plan Rec'g Area ...	6-11

CHAPTER 7 AGRICULTURE ELEMENT

Figure 7.1	Transfer Development Rights Sending Area.....	7-6
Figure 7.2	Future Development & Receiving Area.....	7-7

CHAPTER 8 ECONOMIC DEVELOPMENT ELEMENT

Figure 8.1	Douglas County Redevelopment Areas.....	8-3
Figure 8.2	Employment by Industry Trends.....	8-5
Figure 8.3	Douglas County's 12 Largest Employers.....	8-6
Figure 8.4	Comparison of Population by Age.....	8-7
Figure 8.5	Comparison of Median Earnings (2000).....	8-8

CHAPTER 9 HISTORIC PRESERVATION ELEMENT

CHAPTER 10 LAND USE ELEMENT

Figure 10.1	Development Areas.....	10-5
Figure 10.2	Land Use Designations and Densities.....	10-6
Figure 10.3	Land Use Designation and Zoning Relationship.....	10-11
Figure 10.4	Land Use Areas with Resultant Dwelling Unit & Population Equivalents ..	10-13

CHAPTER 11 POPULATION AND HOUSING ELEMENT

Figure 11.1	Population by Planning Zone, 1990 vs. 1995.....	11-2
Figure 11.2	Population by Race/Ethnicity, 1990 vs. 1995	11-2
Figure 11.3	Population by Age, 1990 vs. 1995.....	11-3
Figure 11.4	Household Type and Group Quarters by Planning Area, 1990.....	11-4
Figure 11.5	Household Income, 1989 vs. 1995	11-5
Figure 11.6	Housing Units by Planning Zone, 1990 – 95	11-6
Figure 11.7	Housing Units by Type by Planning Zone, 1990 – 95.....	11-7
Figure 11.8	Housing Units by Occupancy Status, 1990.....	11-8
Figure 11.9	1990 Housing Values & Contract Rent by Douglas County Census Div.....	11-8
Figure 11.10	Median Sales Price & Number of Sales by Unit Type & Geographic Area ...	11-9
Figure 11.11	Income Category by Race/Ethnicity, 1990	11-12
Figure 11.12	Income Category by Tenure, 1990	11-13
Figure 11.13	Income Category by Household Type, 1990.....	11-14
Figure 11.14	Home Ownership Rates by Household Income and Household Type.....	11-16
Figure 11.15	Percentage of Douglas County Households with Housing Problems.....	11-19
Figure 11.16	Number of Douglas County Households with Housing Problems	11-20
Figure 11.17	Households with Housing Problems by Tenure and Household Type	11-21
Figure 11.18	Comparison of the supply of low-income housing units to the number of low-income households.....	11-24
Figure 11.19	Cost of units occupied by low-income householders	11-25
Figure 11.20	Comparison of Douglas County Housing Profile with Nearby jurisdictions, 1990.....	11-27
Figure 11.21	Persons with Mobility or Self-Care Limitations, 1990.....	11-29
Figure 11.22	Commuting Patterns Into and Out of Douglas County, 1990	11-31
Figure 11.23	Jobs Held by Douglas County Workers vs. Jobs Held by Douglas County residents by Industrial Sector, 1990.....	11-32
Figure 11.24	Number of Jobs Covered by Unemployment Insurance by Zip Code, August 1994 vs. February 1995.....	11-33
Figure 11.25	Non-Agricultural Employment in Douglas County, 1992 – 95	11-34
Figure 11.26	HUD Section 8 Certificates and Vouchers provided in Douglas County	11-35
Figure 11.27	Single Family Mortgage Purchase Program Loans, Nevada Housing Division, 1977 – 1995	11-36

CHAPTER 12 PUBLIC SERVICES AND FACILITIES ELEMENT

Figure 12.1	Current Facilities Inventory – Law Enforcement.....	12-15
Figure 12.2	Capital Projects Los Capacity Analysis Law Enforcement – Administrative Offices.....	12-16
Figure 12.3	Capital Projects Los Capacity Analysis Law Enforcement – Jail.....	12-17
Figure 12.4	Capital Projects Los Capacity Analysis Law Enforcement – Substation/Indian Hills	12-17
Figure 12.5	Capital Projects Los Capacity Analysis Law Enforcement – Substation/GRID	12-18

Figure 12.6	Capital Projects Los Capacity Analysis	12-18
	Law Enforcement – Substation/Topaz	12-20
Figure 12.7	Current Facilities Inventory – Emergency Medical Services	12-22
Figure 12.8	Current Facilities Inventory – Fire Protection	12-25
Figure 12.9	5-Mile Response for Fire and Medical Emergency Stations	12-27
Figure 12.10	Current Facilities Inventory – Library	12-27
Figure 12.11	Capital Projects Los Capacity Analysis – Library Main	12-28
Figure 12.12	Capital Projects Los Capacity Analysis – Library Tahoe Branch	12-29
Figure 12.13	Current Facilities Inventory - Douglas County School District	12-31
Figure 12.14	School Population Projection	12-40
Figure 12.16	2015 Water Demands	12-41
Figure 12.17	Indian Hills GID/Ridgeview/Sierra Estates GID (Storage Only)	12-42
Figure 12.18	Sierra Estates GID	12-42
Figure 12.19	Foothill	12-42
Figure 12.20	Topaz Lake	12-43
Figure 12.21	Topaz Ranch Estates	12-43
Figure 12.22	Ruhenstroth/South Valley	12-43
Figure 12.23	Minden-Gardnerville/Gardnerville Ranchos/East Valley Industrial	12-44
Figure 12.24	Gardnerville Ranchos	12-44
Figure 12.26	East Valley	12-44
Figure 12.27	Genoa	12-45
Figure 12.28	Carson Valley – Water Service Areas	12-46
Figure 12.29	Topaz Planning Area – Water Service Areas	12-51
Figure 12.30	2015 Community Wastewater Generation	12-52
Figure 12.31	Indian Hills Wastewater Treatment Facility Flows	12-52
Figure 12.32	North Valley Wastewater Treatment Facility Flows	12-53
Figure 12.33	Combined North Valley & Indian Hills GID Service Area Flows	12-53
Figure 12.34	MGSD Wastewater Treatment Facility Flows	12-53
Figure 12.35	Topaz Wastewater Treatment Facility Flows	12-54
Figure 12.36	Combined North Valley, Indian Hills GID & MGSD Service Area	12-55
Figure 12.37	Carson Valley Wastewater Service Areas	12-56
Figure 12.38	Topaz Planning Area Wastewater Service Area	12-57
Figure 12.39	Required Irrigation & Winter Storage Area by Treatment Facility Capacity	12-64
Figure 12.40	Douglas County Existing Park Facilities	12-67
Figure 12.41	Parks and Recreation Standards	12-72
Figure 12.42	Douglas County Parks & Recreation Planning Areas	12-73
Figure 12.43	Douglas County – Street and Highway Plan	12-74
Figure 12.44	Carson Valley Area – Street and Highway Plan	12-78
Figure 12.45	Level of Service Definitions	12-81
Figure 12.46	Douglas County Total Daily Trips	12-82
Figure 12.47	Daily Roadway Capacities	12-100
Figure 12.48	Carson Valley – Lake Tahoe Summary Map	12-102
Figure 12.49	East Valley Trails Map	12-104
Figure 12.50	North Valley Trails Map	12-106
Figure 12.51	Tahoe/Foothill Trails Map	12-108
Figure 12.52	South Valley Trails Map	

Figure 12.53	Topaz Trails Map.....	12-110
Figure 12.54	Topaz Historic Trails	12-112
Figure 12.55	Carson Valley/Lake Tahoe Historic Trails.....	12-113

CHAPTER 13 REGIONAL AND COMMUNITY PLANS ELEMENT

Figure 13.1	Planning Areas and Primary Land Use.....	13-3
Figure 13.2	Sierra Planning Area Land Use and Transportation Plan	13-9
Figure 13.3		
Figure 13.4	Carson Valley – Land Use and Transportation	13-11
Figure 13.5	North, Central & South Agricultural Land Use and Transportation Plan.....	13-14
Figure 13.6	Airport Land Use and Transportation Plan	13-19
Figure 13.7	East Valley Land Use and Transportation Plan.....	13-25
Figure 13.8	Fish Springs Land Use and Transportation Plan	13-30
Figure 13.9	Foothill Land Use and Transportation Plan	13-35
Figure 13.10	Gardnerville Ranchos Land Use and Transportation Plan.....	13-41
Figure 13.11	Genoa Land Use and Transportation Plan	13-48
Figure 13.12	Indian Hills/Jacks Valley Land Use and Transportation Plan.....	13-54
Figure 13.13	Johnson Lane Land Use and Transportation Plan	13-60
Figure 13.14	Minden/Gardnerville Land Use and Transportation Plan	13-74
Figure 13.15	Gardnerville Downtown Development Area.....	13-75
Figure 13.15a	Gardnerville Sub-Area Key Map.....	13-76
Figure 13.16	Ruhenstroth Land Use and Transportation Plan.....	13-81
Figure 13.17	Pinenut Planning Area Land Use and Transportation Plan.....	13-84
Figure 13.18	Topaz Area Community Planning Areas	13-86
Figure 13.19	Topaz Planning Area Land Use and Transportation Plan.....	13-87
Figure 13.20	Topaz Ranch Estates/Holbrook Jct. Land Use and Transportation Plan	13-94
Figure 13.21	Topaz Lake Land Use and Transportation Plan	13-94